

MINUTE ITEM

21. SALE OF VACANT STATE SCHOOL LAND.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, THE COMMISSION AUTHORIZED THE SALE OF SCHOOL LANDS IN ACCORDANCE WITH THE RECOMMENDATIONS MADE TO THE COMMISSION IN CALENDAR ITEMS ATTACHED HERETO AND TABULATED AS FOLLOWS:

<u>Calendar Item No.</u>	<u>S.W.O. No.</u>	<u>Purchaser</u>
19	7060	Ruth C. and Howard J. Beckman
4	7024	Ralph C. Dills
16	7025	Ralph C. Dills
5	7026	Ralph C. Dills
15	7063	R. A. Ellsworth and Mary O. Shepard
36	6944	Robert A. Ellsworth and Harold E. Ensley
24	6915	Millimae Heide
2	7027	Henry D. and Laura D. Roddenberry
27	7132	A. E. Shetzley
1	6882	Michael Slatinsky
3	6893	William W. Tweten

Attachments

Calendar Items 19, 4, 16, 5, 15,
36, 24, 2, 27, 1 and 3 (11 pages)

CALENDAR ITEM

19.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5397, SACRAMENTO LAND DISTRICT, TULARE COUNTY, RUTH C. BECKMAN AND HOWARD J. BECKMAN - S.W.O. 7060.

An offer has been received from Ruth C. Beckman and Howard J. Beckman of Long Beach, California, to purchase the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 36, T. 24 S., R. 36 E., M.D.M., containing 40 acres in Tulare County, at \$80, or \$2 per acre.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at \$25 per acre, or a total of \$1000. The applicants deposited the necessary amount to meet this value.

The land was advertised for sale with a stipulation that bids must be in excess of \$1000. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE SE $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF SECTION 36, T. 24 S., R. 36 E., M.D.M., CONTAINING 40 ACRES IN TULARE COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL CONSTITUTIONAL AND STATUTORY RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANTS, RUTH C. BECKMAN AND HOWARD J. BECKMAN, AT A CASH PRICE OF \$1000.

CALENDAR ITEM

4.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11344, LOS ANGELES LAND DISTRICT, IMPERIAL COUNTY, RALPH C. DILLS - S.W.O. 7024.

An offer has been received from Ralph C. Dills of Compton, California, to purchase Section 16, T. 15 S., R. 20 E., S.B.M., containing 640 acres in Imperial County, at \$9,600, or \$15 per acre, the minimum value established by a prior appraisal.

A staff reappraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at \$22.50 per acre, or a total of \$14,400. At the request of the applicant, one extension of 20 days was granted within which the required funds could be deposited. This extension was permitted in order to allow the applicant time to assemble and forward data in support of his contention that the value is not proper. The applicant deposited the necessary amount to meet the appraised value.

The land was advertised for sale with a stipulation that bids must be in excess of \$14,400. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT SECTION 16, T. 15 S., R. 20 E., S.B.M., CONTAINING 640 ACRES IN IMPERIAL COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
2. CONFIRM THE ONE TWENTY-DAY EXTENSION GRANTED TO THE APPLICANT, RALPH C. DILLS, WITHIN WHICH TO DEPOSIT THE ADDITIONAL FUNDS TO MEET THE APPRAISED VALUE; AND
3. AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANT, RALPH C. DILLS, AT A CASH PRICE OF \$14,400.

CALENDAR ITEM

16.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11345, LOS ANGELES LAND DISTRICT, IMPERIAL COUNTY, RALPH C. DILLS - S.W.O. 7025.

An offer has been received from Ralph C. Dills of Compton, California, to purchase the $W\frac{1}{2}$ and $NE\frac{1}{4}$ of Section 36, T. 14 S., R. 19 E., S.B.M., containing 480 acres in Imperial County, at \$4,800, or \$10 per acre, the minimum value established by a prior appraisal.

A staff reappraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at \$20 per acre, or a total of \$9,600. At the request of the applicant, an extension of 20 days was granted within which the required funds could be deposited. This extension was permitted in order to allow the applicant time to assemble and forward data in support of his contention that the value was not proper. The applicant deposited the necessary amount to meet the appraised value.

The land was advertised for sale with a stipulation that bids must be in excess of \$9,600.

Pursuant to advertising, the bid of Sand Dunes Ranch, Inc., of Whittier, California (App. 11497, Los Angeles Land District - S.W.O. 7371), was received. An offer of \$22 per acre, or a total of \$10,560, was submitted.

Under Section 2302(d) of the Rules and Regulations of the State Lands Commission, the first applicant was allowed 20 days from date of opening of bids (July 24, 1959) within which to submit the additional amount of \$960 to meet the highest bid received. The first applicant, Ralph C. Dills, met the high bid within this period.

IT IS RECOMMENDED THAT THE COMMISSION (1) FIND THAT THE $W\frac{1}{2}$ AND $NE\frac{1}{4}$ OF SECTION 36, T. 14 S., R. 19 E., S.B.M., CONTAINING 480 ACRES IN IMPERIAL COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; (2) CONFIRM THE TWENTY-DAY EXTENSION PERIOD GRANTED TO THE APPLICANT, RALPH C. DILLS, WITHIN WHICH TO DEPOSIT THE ADDITIONAL FUNDS TO MEET THE APPRAISED VALUE; AND (3) AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE FIRST APPLICANT, RALPH C. DILLS, WHO HAS MET THE HIGH BID, AT A CASH PRICE OF \$10,560.

CALENDAR ITEM

5.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11346, LOS ANGELES LAND DISTRICT, IMPERIAL COUNTY, RALPH C. DILLS - S.W.C. 7026.

An offer has been received from Ralph C. Dills of Compton, California, to purchase the $W\frac{1}{2}$, $NE\frac{1}{4}$, $NW\frac{1}{4}$ of $SE\frac{1}{4}$, and $E\frac{1}{2}$ of $SE\frac{1}{4}$ of Section 36, T. 15 S., R. 20 E., S.B.M., containing 600 acres in Imperial County, at \$6,000, or \$10 per acre, the minimum value established by a prior appraisal.

A staff reappraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at \$25 per acre, or a total of \$15,000. At the request of the applicant, one extension of 20 days was granted within which the required funds could be deposited. This extension was permitted in order to allow the applicant time to assemble and forward data in support of his contention that the value was not proper. The applicant deposited the necessary amount to meet the appraised value.

The land was advertised for sale with a stipulation that bids must be in excess of \$15,000. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE $W\frac{1}{2}$, $NE\frac{1}{4}$, $NW\frac{1}{4}$ OF $SE\frac{1}{4}$, AND $E\frac{1}{2}$ OF $SE\frac{1}{4}$ OF SECTION 36, T. 15 S., R. 20 E., S.B.M., CONTAINING 600 ACRES IN IMPERIAL COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
2. CONFIRM THE ONE TWENTY-DAY EXTENSION GRANTED TO THE APPLICANT, RALPH C. DILLS, WITHIN WHICH TO DEPOSIT THE ADDITIONAL FUNDS TO MEET THE APPRAISED VALUE; AND
3. AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANT, RALPH C. DILLS, AT A CASH PRICE OF \$15,000.

CALENDAR ITEM

15.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11362, LOS ANGELES LAND DISTRICT, RIVERSIDE COUNTY, R. A. ELLSWORTH AND MARY O. SHEPARD - S.W.O. 7063.

An offer has been received from R. A. Ellsworth of Thermal, California, and Mary O. Shepard of Indio, California, to purchase fractional Section 16, T. 6 S., R. 21 E., S.B.M., containing 617.33 acres in Riverside County, at \$1,234.66, or \$2 per acre.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at an average of \$12.66+ per acre, or a total of \$7,819.95. The applicants deposited the necessary amount to meet this value.

The land was advertised for sale with a stipulation that bids must be in excess of \$7,819.95. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT FRACTIONAL SECTION 16, T. 6 S., R. 21 E., S.B.M., CONTAINING 617.33 ACRES IN RIVERSIDE COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL CONSTITUTIONAL AND STATUTORY RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANTS, R. A. ELLSWORTH AND MARY O. SHEPARD, AT A CASH PRICE OF \$7,819.95.

CALENDAR ITEM

36.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11313, LOS ANGELES LAND DISTRICT, RIVERSIDE COUNTY, ROBERT A. ELLSWORTH AND HAROLD E. ENSLEY - S.W.O. 6944.

An offer has been received from Robert A. Ellsworth of Thermal, California, and Harold E. Ensley of Thermal, California, to purchase, among other lands the $W\frac{1}{2}$ of $NW\frac{1}{4}$, $SE\frac{1}{4}$ of $NW\frac{1}{4}$, $SW\frac{1}{4}$ and $S\frac{1}{2}$ of $SE\frac{1}{4}$ of Section 36, T. 3 S., R. 15 E., S.B.M., containing 360 acres in Riverside County, at \$720, or \$2 per acre.

Pursuant to Section 6210.4(a) of the Public Resources Code, 28 acres embraced in rights-of-way traversing the $W\frac{1}{2}$ of $NW\frac{1}{4}$, $SE\frac{1}{4}$ of $NW\frac{1}{4}$, $NW\frac{1}{4}$ of $SW\frac{1}{4}$ and $S\frac{1}{2}$ of $SE\frac{1}{4}$ of Section 36, T. 3 S., R. 15 E., S.B.M., granted to the Metropolitan Water District of Southern California by instruments dated November 13, 1933, January 15, 1934, and September 15, 1934, must be reserved from sale, thereby leaving 332 acres, more or less, salable within the parcel.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at \$12.50 per acre, or a total of \$4,150. The applicants deposited the necessary amount to meet this value.

The land was advertised for sale with a stipulation that bids must be in excess of \$4,150. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE $W\frac{1}{2}$ OF $NW\frac{1}{4}$, $SE\frac{1}{4}$ OF $NW\frac{1}{4}$, $SW\frac{1}{4}$ AND $S\frac{1}{2}$ OF $SE\frac{1}{4}$ OF SECTION 36, T. 3 S., R. 15 E., S.B.M. EXCEPTING THEREFROM 28 ACRES EMBRACED IN RIGHTS-OF-WAY HERETOFORE GRANTED BY THE STATE WHICH TRAVERSE SAID SECTION AND WHICH ARE TO BE RESERVED IN FEE BY THE STATE PURSUANT TO THE PROVISIONS OF SECTION 6210.4(a) OF THE PUBLIC RESOURCES CODE, CONTAINING, AFTER SAID EXCEPTION, 332 ACRES IN RIVERSIDE COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL CONSTITUTIONAL AND STATUTORY RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANTS, ROBERT A. ELLSWORTH AND HAROLD E. ENSLEY, AT A CASH PRICE OF \$4,150.

CALENDAR ITEM

24.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11292, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, MILLIMAE HEIDE - S.W.O. 6915.

An offer has been received from Millimae Heide of Glendale, California, to purchase the $S\frac{1}{2}$ of $NE\frac{1}{4}$ of Section 30, T. 4 N., R. 2 E., S.B.M., containing 80 acres in San Bernardino County, at \$5,600, or \$70 per acre, the minimum value established by a prior appraisal.

A staff reappraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at \$90 per acre, or a total of \$7,200. The applicant deposited the necessary amount to meet this value.

The land was advertised for sale with a stipulation that bids must be in excess of \$7,200. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE $S\frac{1}{2}$ OF $NE\frac{1}{4}$ OF SECTION 30, T. 4 N., R. 2 E., S.B.M., CONTAINING 80 ACRES IN SAN BERNARDINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL CONSTITUTIONAL AND STATUTORY RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANT, MILLIMAE HEIDE, AT A CASH PRICE OF \$7,200.

CALENDAR ITEM

2.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11347, LOS ANGELES LAND DISTRICT, IMPERIAL COUNTY, HENRY D. RODDENBERRY AND LAURA D. RODDENBERRY - S.W.O. 7027.

An offer has been received from Henry D. Roddenberry and Laura D. Roddenberry of Yuma, Arizona, to purchase the NW $\frac{1}{4}$ and SE $\frac{1}{4}$ of Section 16, T. 16 S., R. 20 E., S.B.M., containing a total of 320 acres in Imperial County, at \$2 per acre, or \$640.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes the value at \$5 per acre, or a total of \$1,600. The applicants deposited the necessary amount to meet this value.

The land was advertised for sale with a stipulation that bids must be in excess of \$600 for land in the NW $\frac{1}{4}$ of said Section 16, and in excess of \$800 for land in the SE $\frac{1}{4}$ of said Section 16. Said notice further provided that bids could be submitted to purchase all of said land, or that separate bids could be submitted on all land in either parcel above described. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE NW $\frac{1}{4}$ AND SE $\frac{1}{4}$ OF SECTION 16, T. 16 S., R. 20 E., S.B.M., CONTAINING A TOTAL OF 320 ACRES IN IMPERIAL COUNTY, ARE NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL CONSTITUTIONAL AND STATUTORY RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANTS, HENRY D. RODDENBERRY AND LAURA D. RODDENBERRY, AT A TOTAL CASH PRICE OF \$1,600.

CALENDAR ITEM

27.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11384, LOS ANGELES LAND DISTRICT, RIVERSIDE COUNTY, A. E. SHETZLEY - S.W.O. 7132.

An offer has been received from A. E. Shetzley of Eagle Mountain, California, to purchase the $W\frac{1}{2}$ of $SW\frac{1}{4}$, and $NE\frac{1}{4}$ of $SW\frac{1}{4}$ of Section 16, T. 3 S., R. 15 E., S.B.M., Riverside County. Pursuant to Section 6210.4(a) of the Public Resources Code, 12.25 acres embraced in rights-of-way traversing the $W\frac{1}{2}$ of $SW\frac{1}{4}$ and $NE\frac{1}{4}$ of $SW\frac{1}{4}$ of Section 16, T. 3 S., R. 15 E., S.B.M., granted by instruments dated January 15, 1934 and May 18, 1938, to the Metropolitan Water District of Southern California, must be reserved from sale, thereby leaving 107.75 acres, more or less, salable within the parcel. The applicant offered \$323.25, or \$3 per acre.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at \$8 per acre, or a total of \$862. The applicant deposited the necessary amount to meet this value.

The land was advertised for sale with a stipulation that bids must be in excess of \$862. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE $W\frac{1}{2}$ OF $SW\frac{1}{4}$, AND $NE\frac{1}{4}$ OF $SW\frac{1}{4}$ OF SECTION 16, T. 3 S., R. 15 E., S.B.M., EXCEPTING THEREFROM 12.25 ACRES EMERACED IN RIGHTS-OF-WAY HERETOFORE GRANTED BY THE STATE WHICH TRAVERSE SAID SECTION AND WHICH ARE TO BE RESERVED IN FEE BY THE STATE PURSUANT TO THE PROVISIONS OF SECTION 6210.4(a) OF THE PUBLIC RESOURCES CODE, CONTAINING, AFTER SAID EXCEPTION, 107.75 ACRES IN RIVERSIDE COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL CONSTITUTIONAL AND STATUTORY RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANT, A. E. SHETZLEY, AT A CASH PRICE OF \$862.

CALENDAR ITEM

1.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11266, LOS ANGELES LAND DISTRICT, RIVERSIDE COUNTY, MICHAEL SLATINSKY - S.W.O. 6882.

An offer has been received from Michael Slatinsky of Beverly Hills, California, to purchase Section 36, T. 6 S., R. 13 E., S.B.M., containing 637.84 acres in Riverside County, at \$1,275.68, or \$2 per acre.

A special appraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at \$12 per acre, or a total of \$7,654.08. The applicant deposited the necessary amount to meet this value.

The land was advertised for sale with a stipulation that bids must be in excess of \$7,654.08. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT SECTION 36, T. 6 S., R. 13 E., S.B.M., CONTAINING 637.84 ACRES IN RIVERSIDE COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL CONSTITUTIONAL AND STATUTORY RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANT, MICHAEL SLATINSKY, AT A CASH PRICE OF \$7,654.08.

CALENDAR ITEM

3.

SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11276, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY - WILLIAM W. TWETEN -S.W.O. 6893.

An offer has been received from William W. Tweten of South Pasadena, California, to purchase Section 16, T. 4 N., R. 22 E., S.B.M., containing 640 acres in San Bernardino County, at \$1,280, or \$2 per acre.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at \$10 per acre, or a total of \$6,400. At the request of the applicant, one extension of twenty-one days was granted within which the required funds could be deposited. This extension was permitted in order to allow time to raise sufficient funds. The applicant deposited the necessary amount to meet the appraised value.

The land was advertised for sale with a stipulation that bids must be in excess of \$6,400. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT SECTION 16, T. 4 N., R. 22 E., S.B.M., CONTAINING 640 ACRES IN SAN BERNARDINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION;
2. CONFIRM THE ONE TWENTY-ONE DAY EXTENSION GRANTED TO THE APPLICANT, WILLIAM W. TWETEN, WITHIN WHICH TO DEPOSIT THE ADDITIONAL FUNDS TO MEET THE APPRAISED VALUE; AND
3. AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANT, WILLIAM W. TWETEN, AT A CASH PRICE OF \$6,400.